2021 SOUTH CAROLINA
BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: _____

Address: _____Zip Code _____

Owner/Authorized Agent: _____Phone # (_____) _____ - _____E-Mail _____

Owned By: ☐ City/County ☐ Private ☐ State

Jurisdiction: ☐ City_____ ☐ County_____ ☐ State

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	_____	_____	_____	(____)_____	_____
Civil	_____	_____	_____	(____)_____	_____
Electrical	_____	_____	_____	(____)_____	_____
Fire Alarm	_____	_____	_____	(____)_____	_____
Plumbing	_____	_____	_____	(____)_____	_____
Mechanical	_____	_____	_____	(____)_____	_____
Sprinkler-Standpipe	_____	_____	_____	(____)_____	_____
Structural	_____	_____	_____	(____)_____	_____
Retaining Walls >5' High	_____	_____	_____	(____)_____	_____
Other	_____	_____	_____	(____)_____	_____

("Others" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2021 SC CODE FOR: ☐ New Construction ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core
☐ Phased Construction – Shell/Core
☐ Renovation

2018 EXISTING BUILDING CODE: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED:(date) _____**ORIGINAL OCCUPANCY(S)** (Ch. 3)**:**_____
RENOVATED: (date) _____**CURRENT OCCUPANCY(S)** (Ch. 3)**:**_____

RISK CATEGORY (table 1604.5) **Current:** ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA

Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV-A ☐ IV-B ☐ IV-C ☐ IV-D ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B ☐ V-B

Sprinklers: ☐ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D

Standpipes: ☐ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry

Fire District: ☐ No ☐ Yes (Primary) **Flood Hazard Area:** ☐ No ☐ Yes

Special Inspections Required: ☐ No ☐ Yes

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	RENO/ALTER (SQ.FT)	SUB-TOTAL
6th Floor				
5th Floor				
4th Floor				
3rd Floor				
2nd Floor				
Mezzanine				
1st Floor				
Basement				
TOTAL				

ALLOWABLE AREA

Primary Occupancy Classification: SELECT ONE

Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ 1-2 Condition ☐ 1 ☐ 2
☐ 1-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ 1-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): _____

Incidental Uses (Table 509)**:** _____

Special Uses (Chapter 4 – List Code Sections) _____

Special Provisions: (Chapter 5 – List Code Sections): _____

Mixed Occupancy: ☐ No ☐ Yes Separation: _____ Hr. Exception: _____

☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Use (508.4) -
See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\textit{Actual Area of Occupancy A}}{\textit{Allowable Area of Occupancy A}} + \frac{\textit{Actual Area of Occupancy B}}{\textit{Allowable Area of Occupancy B}} \leq 1$$

$$\frac{\quad}{\quad} + \frac{\quad}{\quad} + \ldots\ldots = \quad \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]

TABLE 506.3.3.1
SECTION 507 BUILDINGS[a]

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)					
	30 to less than 35	35 to less than 40	40 to less than 45	45 to less than 50	50 to less than 55	55 to less than 60
0 to less than 25	0	0	0	0	0	0
25 to less than 50	0.29	0.33	0.38	0.42	0.46	0.50
50 to less than 75	0.58	0.67	0.75	0.83	0.92	1.00
75 to 100	0.88	1.00	1.13	1.25	1.38	1.50

a. Interpolation is permitted.

TABLE 506.3.3
FRONTAGE INCREASE FACTOR[a]

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)			
	0 to less than 20	20 to less than 25	25 to less than 30	30 or greater
0 to less than 25	0	0	0	0
25 to less than 50	0	0.17	0.21	0.25
50 to less than 75	0	0.33	0.42	0.50
75 to 100	0	0.50	0.63	0.75

ALLOWABLE HEIGHT

	ALLOWABLE (TABLE 503)	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)			
Building Height in Stories (Table 504.4)			

[1] Provide code reference if the "Show on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.2.1.1
[3] The maximum height of open parking garages must comply with Table 406.5.4

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQ'D	PROVIDED (W/_____* REDUCTION)				
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly							
Column Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Column Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET FROM PERPERTY LINES	DEGREES OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting:	☐ No	☐ Yes	
Exit Signs:	☐ No	☐ Yes	
Fire Alarm:	☐ No	☐ Yes	
Smoke Detection Systems:	☐ No	☐ Yes	☐ Partial _____
Carbon Monoxide Detection:	☐ No	☐ Yes	

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations (if not on the site plan)
- ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☐ Occupancy types for each area as it relates to occupant load calculation (Table 1004.5)
- ☐ Occupant loads for each area
- ☐ Exit access travel distances (1017)
- ☐ Common path of travel distances (1006.2.1)
- ☐ Dead end lengths (1020.5)
- ☐ Clear exit widths for each exit door
- ☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
- ☐ Actual occupant load for each exit door
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation and supporting construction for a fire barrier/fire partition/smoke barrier.
- ☐ Location of doors with panic hardware (1010.2.9)
- ☐ Location of doors with delayed egress locks and the amount of delay (1010.2.13 &1010.2.13.1)
- ☐ Location of doors with electromagnetic egress locks (1010.2.14)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1031)
- ☐ The square footage of each fire area (202)
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

Section/Table/Note	Title

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING

(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH		
				132" ACCESS AISLE	8' ACCESS AISLE	
TOTAL						

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS / TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW										
	REQ'D										

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, State Fire Marshal, DHEC, ICC, etc., describe below)

_____

_____

_____

2009 ENERGY CODE COMPLIANCE SUMMARY
PLEASE PROVIDE A BUILDING ENVELOPE COMCHECK

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the **South Carolina Energy Conservation Code** shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ No ☐ Yes (The remainder of this section is not applicable)

Exempt Building: ☐ No ☐ Yes (Provide Code or Statutory reference): _____

Climate Zone: ☐ 3A

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here) _____

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
Total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
Projection factor: _____
Door R-Values: _____

Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: _____

U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/Vertical requirement: _____
Slab Heated: _____

2021 CODE COMPLIANCE SUMMARY
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (I_S) _____
Seismic (I_E) _____

Live Loads: Roof _____ psf
Mezzanine _____ psf
Floor _____ psf

Ground Snow Load: _____ psf

Wind Load: Ultimate Wind Speed _____ mph (ASCE-7)
Exposure Category _____

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☐ C ☐ D

Provide the following Seismic Design Parameters:

Occupancy Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
Spectral Response Acceleration S_S_____ %g S_1_____ %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☐ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☐

SOIL BEARING CAPACITIES:

Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

2009 ENERGY CODE COMPLIANCE SUMMARY
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
PLEASE PROVIDE A MECHANICAL EQUIPMENT COMCHECK

MECHANICAL DESIGN
(PROVIDE ON THE MECHANICL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone

winter dry bulb: _____
summer dry bulb:_____

Interior design conditions

winter dry bulb: _____
summer dry bulb:_____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System

Unitary
- description of unit: _____
- heating efficiency: _____
- cooling efficiency: _____
- size category of unit: _____

Boiler
- Size category. If oversized, state reason.: _____

Chiller
- Size category. If oversized, state reason.: _____

List equipment efficiencies: _____

2009 ENERGY CODE COMPLIANCE SUMMARY
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
PLEASE PROVIDE AN INTERIOR AND EXTERIOR LIGHTING COMCHECK

ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code: ☐ Prescriptive ☐ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting schedule (each fixture type)

lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed